



AGENDA

REGULAR MEETING OF THE DEVELOPMENT AUTHORITY OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON MAY-16-16 AT 4:30 PM.

		<u>MOTION</u>
ITEM No. 1.	CALL TO ORDER	
ITEM No. 2.	ADOPTION OF THE AGENDA	X
ITEM No. 3.	DELEGATIONS	
ITEM No. 4.	ADOPTION OF THE MINUTES	
ITEM No. 4.a.	MINUTES OF THE REGULAR MEETING OF THE DEVELOPMENT AUTHORITY	X
ITEM No. 5.	BUSINESS ARISING FROM THE MINUTES	
ITEM No. 6.	ACTION ITEMS	
ITEM No. 6.a.	SUBDIVISION TT 16-0-004	X
ITEM No. 6.b.	DP 16-31 MOVE ON ROWHOUSE (4 UNITS)	X
ITEM No. 6.c.	BUILDING PERMIT STATISTICS - APRIL 2016	X
ITEM No. 7.	MEDIA INQUIRIES	
ITEM No. 8.	CLOSED SESSION	
ITEM No. 9.	OPEN SESSION	
ITEM No. 10.	CLOSE OF MEETING	X



Development Authority Request for Decision

Meeting Date: May 16, 2016	
Subject: Minutes of the Regular Meeting of the Development Authority	
Recommendation:	That the Municipal Planning Commission adopts the minutes of the Regular Municipal Planning Commission Meeting held on April 18, 2016 as presented.
Background:	The minutes of the regular Municipal Planning Commission meeting held on April 18, 2016 are attached.
Legislation / Authority:	Section 203 of the MGA allows the Municipal Planning Commission to adopt minutes and perform other duties as delegated by Council.
Strategic Plan Alignment:	N/A
Financial Implication:	There is no financial implication for the creation of the minutes.
Service Level / Staff Resource Implication:	Time was required by Administration to record the minutes of the Municipal Planning Commission's regular meeting.
Justification:	Adoption of the minutes will provide a record of the regular meeting of the Municipal Planning Commission held on March 21, 2016.
Alternative(s):	Alternative #1: That the Municipal Planning Commission adopts the minutes of the regular Municipal Planning Commission meeting held on April 18, 2016 with amendments.
Attachment(s):	Minutes of the Regular Meeting of the Development Authority - April 18, 2016



APPROVALS:	
Originated By:	Katie Tyo
Chief Administrative Officer (CAO) or Designate:	

MINUTES OF THE REGULAR MEETING OF THE DEVELOPMENT
AUTHORITY OF THE TOWN OF TABER, IN THE PROVINCE OF
ALBERTA, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION
BUILDING, ON APRIL-18-16, AT 4:30 PM.

Chairperson

Miles, Roger

Members

Levagood, Ron
Popadynetz, Rick
Strojwas, Joe

Staff

Armfelt, Cory
Noble, Grace
Tyo, Katie

CALL TO ORDER

R. Miles called the meeting to order at 4:31pm.

ADOPTION OF THE AGENDA

Moved by Councillor Strojwas the Agenda of the April 18, 2016
Municipal Planning Commission Meeting be adopted as presented.

CARRIED UNANIMOUSLY

DELEGATIONS

Delegation: Longhorn Ad Board Co.

K. Tyo introduced Mr. Regner, representing Longhorn Ad Board Co., a portable sign and ad boards company who provided information about portable sign licensing. Other municipalities use portable sign licensing as an alternative to the present permitting system the Town of Taber currently uses.

A discussion took place regarding the pros and cons of both the licensing and permitting options for regulating temporary portable signs

in the Town of Taber. The Municipal Planning Commission thanked Mr. Regner, and expressed their desire for him to attend the Land Use Bylaw open house where they would welcome his input further.

ADOPTION OF THE MINUTES

Minutes of the Regular Meeting of the Development Authority

Moved by R. Levagood that the Minutes of the March 21, 2016 Municipal Planning Commission Meeting be adopted as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

R. Miles brought forth concerns regarding the difference between discretionary and permitted uses in regards to development referrals. There was a discussion on the administrative processes for the permitting of both discretionary and permitted uses.

ACTION ITEMS

DP 16-28 Electronic Sign

K. Tyo presented the development permit application 16-28 for an electronic sign; indicating the applicant had already received approval for an electronic sign at this location. The applicant has reapplied as they wish to have a larger electronic sign than what was previously approved. The location is on Town of Taber property, however, Council has already consented to the continuation of the sign at this location.

Moved by R. Levagood that the Municipal Planning Commission approve Development Permit 16-28 for an electronic sign located at Public Roadway Plan 9510237 with the following conditions:

1. The sign design, display and layout must be approved by Alberta Transportation prior to installation,
2. The sign must meet any applicable Provincial Signage requirements,

108/2016

Meeting Date
18/04/2016

3. The J&L Auto sales sign must be removed prior to construction of the new electronic sign,
4. The new electronic sign must maintain a 3m clearance from the bottom of the sign to ground level,
5. The applicant must have a valid licensing agreement with the Town of Taber for the use of the land the sign is located on,
6. The Electronic Message Centre (EMC) approved under this permit must comply with the following requirements at all times:
 - a. Each display must last not less than 8 seconds,
 - b. The display must be static with limited motion pictures, scrolling, flashing or emission of intermittent light, animation, or movement between displays and the change between displays must be either an immediate transition or a fading transition with no noticeable flashing effect,
 - c. The display must be self-dimming for night time conditions and the level of lighting at all times must be to the satisfaction of the Development Authority who may direct the level of lighting to be adjusted,
 - d. The EMC must be monitored by the Applicant at all times and in the event of a malfunction, the EMC must be designed to either:
 - i. Provide a continuous static display without varying or increasing the lighting level or,
 - ii. Provide no display,
7. The EMC must not employ any supplementary flashing or intermittent lighting either as part of the sign or on its supporting structure;
8. Prior to installation of the EMC the applicant must apply for a Building and Electrical Permit where required.

CARRIED UNANIMOUSLY

109/2016

Meeting Date
18/04/2016

Building Permit Statistics - March 2016

Moved by Councillor Popadynetz that the Municipal Planning Commission accept the report on the March 2016 Building Statistics as information.

CARRIED UNANIMOUSLY

MEDIA INQUIRIES

None.

CLOSED SESSION

None.

OPEN SESSION

N/A

CLOSE OF MEETING

Moved by R. Levagood that the meeting of the Municipal Planning Commission be closed at 5:38 pm.

CARRIED UNANIMOUSLY

MAYOR

CHIEF ADMINISTRATIVE OFFICER



Development Authority Request for Decision

Meeting Date: May 16, 2016

Subject: Subdivision TT 16-0-004

Recommendation:

That the Municipal Planning Commission recommends the Subdivision Authority approves subdivision application TT 16-0-004, Units 7-10 Plan 121 0068 with the following conditions:

1. That approval shall apply to 4 residential lots comprised of Units 7-10 Plan 121 0068 in NW ¼ 6-10-16-W4M,
2. That pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Taber,
3. Easements or right of ways shall be registered against the land for the provision of gas, power, and electrical utilities, all municipal services, and waste management facilities, plus any other service considerations required. The developer is responsible for making suitable arrangements with the relevant utility companies and/or town for the provision of services prior to final endorsement of the plan,
4. That lot numbering and addressing must be approved by the Director of Planning and Economic Development, and
5. The subdivision shall be registered in a manner satisfactory to the Land Titles Office.

Background:

Administration has received a subdivision application for Units 7-10 Plan 121 0068 located in Prairie Lake Estates. In 2011, Subdivision TT 11-0-003 was approved for Bareland Condos which included Units 7-10. Since 2011, the development has transferred to a new developer, who wishes to change Units 7-10 from Bareland Condos to residential lots. With Subdivision TT 11-0-003 having been registered at Land Titles in order to change the Units from Bareland Condos to residential lots, another subdivision has to be approved.

Please note there would be no changes to the current size of the Units only the nature of the Units will change.

Legislation / Authority:

Bylaw A-356, Sec. 4 and Sec. 13(b)(c)



Strategic Plan Alignment:	N/A
Financial Implication:	The applicant has paid \$1,350.00 in subdivision fees. These fees cover the costs of advertising and circulation to affected parties.
Service Level / Staff Resource Implication:	Administration's time was required to process the subdivision application, advertise, and circulate to neighbours, internal departments, and external agencies.
Justification:	The subdivision would change 4 Bareland Condo Units to 4 residential lots.
Alternative(s):	<p>Alternative #1: The Municipal Planning Commission recommends the Subdivision Authority approve application TT-16-0-004, Units 7-10, Plan 121 0068 with amendments to the conditions.</p> <p>Alternative #2: The Municipal Planning Commission recommends the Subdivision Authority not approve application TT-16-0-004, Units 7-10, Plan 121 0068.</p>

Attachment(s):	Subdivision Application Tentative Subdivision Plan Units 7-10 Plan 121 0068 Map
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APPROVALS:	
Originated By:	Katie Tyo
Chief Administrative Officer (CAO) or Designate:	

APPLICATION FOR SUBDIVISION

FOR OFFICIAL USE ONLY

DATE of receipt of completed Form 1:	FEES submitted:	FILE No.
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THIS FORM IS TO BE COMPLETED IN FULL WHEREVER APPLICABLE BY THE REGISTERED OWNER OF THE LAND THE SUBJECT OF THE APPLICATION OR BY AN AUTHORIZED PERSON ACTING ON HIS BEHALF.

1. Name of registered owner of land to be subdivided Address and phone No.
 SOUTH ALTA TRADING CO. LTD. [REDACTED]

2. Name of agent (person authorized to act on behalf of registered owner, if any) Address and Phone No.
 DAVID J. AMANTEA Box 655, Lethbridge, Alberta T1J 3Z4 329-4688

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED
 Part of the NW 3 section 6 township 10 range 16 west of 4th meridian
 Being all parts of Units 7 - 10 Reg. Plan No. 1210068
 C.O.T.No. 151 080 556, 151 080 556 +1, 141 180 093 +26, 141 180 093+27 & Condominium Additional Plan Sheet.
 Area of the above parcel of land to be subdivided Hectares (Acres)
 Municipal address (if applicable) PRAIRIE LAKE DRIVE

4. LOCATION OF LAND TO BE SUBDIVIDED

a. The land is situated in the municipality of _____

b. Is the land situated immediately adjacent to the municipal boundary? Yes No X
 If "yes", the adjoining municipality is _____

c. Is the land situated within 0.8 kilometres of the right-of-way of a Highway? Yes No X
 If "yes", the Highway is No. _____

d. Does the proposed parcel contain or is it bounded by a river, stream, lake or other body or by a drainage ditch or canal? Yes No X
 If "yes", state its name _____

e. Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes No X

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

a. Existing use of the land VACANT LAND

b. Proposed use of the land RESIDENTIAL SUBDIVISION

c. The designated use of the land as classified under a land use bylaw - SEE REZONING APPLICATION BY STANTEC

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED (where appropriate)

a. Describe the nature of the topography of the land: FLAT

b. Describe the nature of the vegetation and water on the land: GRASS

c. Describe the kind of soil on the land: MIXED

7. EXISTING BUILDINGS ON THE LAND PROPOSED TO BE SUBDIVIDED

Describe any buildings and any structures on the land and whether they are to be demolished or removed or moved

NONE

8. WATER AND SEWER SERVICES

If the proposed subdivision is to be served to other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal TOWN

9. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I, DAVID J. AMANTEA hereby certify that I am the registered owner, or

I am the agent authorized to act on behalf of the registered owner

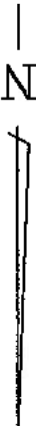
Address: Box 655, Lethbridge, Alberta, T1J 3Z4 and that the information given on this form is full and complete and is,

Phone No. 403 329-4688 to the best of my knowledge, a true statement of the facts relating to

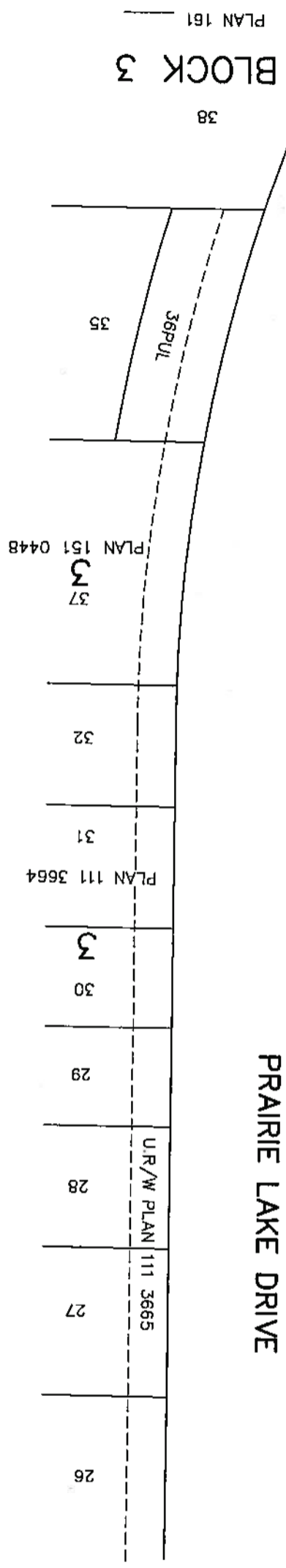
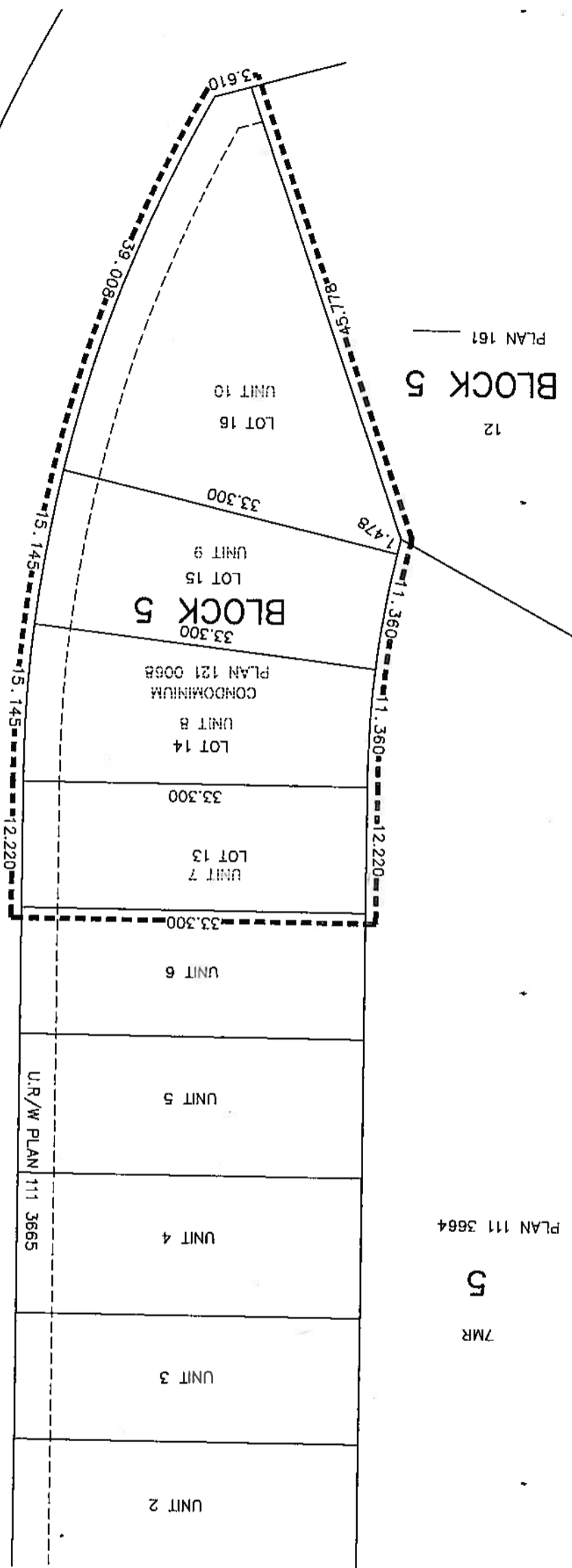
this application for subdivision.

(Signed) 

Date May 6, 2016 BOA File Number 16-13262



PLAN 111 3664
5
7MR



PRAIRIE LAKE DRIVE

NO.	REVISION	DATE	BY

NOTE : Portion to be approved is outlined thus and contains approximately 0.207 ha.
Distances are in metres and decimal parts thereof.
Distances and areas are approximate and are subject to change upon final survey.

SOUTH ALTA TRADING CO. LTD.

TENTATIVE PLAN SHOWING SUBDIVISION

of
UNITS 7-10 INCLUSIVE, CONDOMINIUM PLAN 121 0068

of part of
N.W.1/4 SEC. 6, TWP. 10, RGE. 16, W.4 M.

Town of Taber



brown okamura & associates ltd.

Professional Surveyors
514 Stafford Drive, Lethbridge, Alberta

APPROVED

DRAWN MJ DATE MAY 3/16

CHECKED DJA JOB 16-13262

SCALE 1:500 DRAWING 16-13262T

D. J. Amantea, A.L.S.





Development Authority Request for Decision

Meeting Date: May 16, 2016

Subject: DP 16-31 Move On Rowhouse (4 Units)

Recommendation:

That the Municipal Planning Commission approves Development Permit 16-31 for a Move On Rowhouse (4 Units) located at 5324 - 56th St., Lot 26 Block 19 Plan 5365L with the following conditions:

1. Pursuant to Section 2(12)(a)(i) of Land Use Bylaw No. 4-2006, as amended, a side yard setback waiver from 3m to 2.79m is granted on both the east and west side yards,
2. Pursuant to Section 2(12)(a)(i) of Land Use Bylaw No. 4-2006, as amended, a rear yard setback waiver from 5m to 2.54m is granted,
3. The site is developed as per the site plan submitted, to the satisfaction of the Development Officer,
4. The applicant must obtain a Building Permit to ensure the development complies with the Alberta Fire Code and Alberta Building Code. It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits,
5. If sprinkler permits are required under the Alberta Building Code, a separate building permit application must be made in conjunction with the permit for the building, and a copy provided for the Town of Taber,
6. The applicant must ensure that the contractor commissioned for the construction has a valid Business License for the Town of Taber,
7. A lot drainage (grade) plan illustrating water will not accumulate on the property and will create positive drainage has been submitted and the foundation must be staked by a qualified professional,
8. During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbours' property including fences, driveways, or landscaping that occurs due to this construction shall be repaired. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. Non-compliance of



	<p>these items are subject to fines as indicated under Bylaw 4-2008. In addition, the addressing of the home is to remain clearly visible through all stages of construction,</p> <ol style="list-style-type: none"> 9. In accordance with policy 68C08/21/00, a \$2500.00 damage deposit shall be forwarded to the Town office (Planning and Economic Development Department) prior to construction. Any damages to public streets, sidewalks, or services as a result of construction of this dwelling shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit, 10. The applicant will be required to submit a servicing plan to the satisfaction of the Town of Taber prior to entering into a Servicing Agreement with the Town of Taber, 11. The applicant will enter into a Servicing Agreement with the Town of Taber to ensure new sanitary sewer and water lines are in accordance with Town standards, 12. The applicant will be responsible for ensuring all servicing work is completed by a qualified professional. If the applicant does not secure a qualified professional, the Town of Taber will provide pricing for the servicing, 13. The water curb stop shall be set at finished grade elevation to ensure accessibility by Public Services prior to installation of the water metre and access to Town water. Public Services shall determine if the water curb stop is acceptable and so advise the Town office prior to occupancy of the dwelling. As per Bylaw 1-2010 5.29, temporary water service for a maximum of 60 days must be arranged through the Town Office, 14. The applicant will be responsible for ensuring each unit has its own garbage, recycling, and composting services in accordance with the Waste, Recycling, and Compostable Material Bylaw 4-2016, 15. 8 Parking stalls are to be developed on the property to the satisfaction of the Development Officer, 16. The applicant will be required to submit a plan for the exterior finish of the building to the satisfaction of the Municipal Planning Commission, 17. Prior to Occupancy, the applicant will provide a Real Property Report to the Town of Taber.
Background:	<p>Administration has received an application for a Move On Rowhouse containing 4 units on 5324 – 56th Street. This is a permitted use under the Land Use Bylaw however the rowhouse requires sideyard and rearyard</p>



	waivers. The site plan submitted does indicate that all required parking (8 stalls) will be located on the property with green space between every 2 stalls.
Legislation / Authority:	Land Use Bylaw 4-2006 Section 2(1) states the Development Authority can be the Municipal Planning Commission.
Strategic Plan Alignment:	Strategic Plan Family/Community Goal #1: Build a community that is affordable and attractive.
Financial Implication:	The applicant has paid the \$400.00 Development Permit fee.
Service Level / Staff Resource Implication:	Staff time is required to advertise and circulate the Development Permit.
Justification:	The proposed development would create more affordable housing options for the community.
Alternative(s):	<p>Alternative #1: That the Municipal Planning Commission does not approve Development Permit 16-31 for a Move On Rowhouse located at 5324 – 56th Street with reasons.</p> <p>Alternative #2: That the Municipal Planning Commission approves Development Permit 16-31 for a Move On Rowhouse located at 5324 – 56th Street with an amendment to the conditions.</p>
Attachment(s):	DP 16-31 Application 5324 - 56th Street Site Plan Inspection Report 5324 - 56th Street Map Proposed Move On Rowhouse Pictures

APPROVALS:	
Originated By:	Katie Tyo



Chief Administrative Officer (CAO) or Designate:	
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Application For A Development Permit

FORM A

(OFFICE USE ONLY)



Planning Department
A4900-50 Street
Taber AB T1G 1T1
ph: (403) 223-5500
fx: (403) 223-5530
email: planning@taber.ca

Land Use District: MDR Roll Number: 5255260 Application Number: 16-31

Date of Application: _____ Date Application Deemed Complete: _____

I hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and which form part of this application.

New Construction: Addition: Renovation: Change of Use: Moved in Building:
Discretionary Use: Waiver: Other: (explain: _____)

Applicant: Kevin Lund Phone Res: _____ Bus: _____
Address: _____ Cell: _____ Fax: _____
Postal Code: _____

Registered Owner: Ryan Torrie Phone Res: _____ Bus: _____
Address: _____ Cell: _____ Fax: _____
Postal Code: _____

Legal Description of Property to be Developed: Lot: 26 Block: 19 Plan: 5365L

Municipal Address: 5324 56ST Taber

Proposed Use of Site: MULTI-UNIT ROW-HOUSE, 4PLEX
(describe in detail - TO MOVE IN FOR THE PURPOSE OF
attach additional RENTING OUT TO TENANTS.
information if necessary)

Existing Use of Site: EMPTY LOT EXISTING HOUSE MOVED
OUT.

If Development is Temporary, State for What Period _____

Adjacent to Highway: Yes: _____ No: X

Proposed Setback from Property Lines:

Front Yard: 6m? Side Yards: 1.279m 2.793m Rear Yard: 2.54m

Present Use of Adjacent Properties: RESIDENTIAL LOT SMALL HOUSE

	Existing	Proposed	NA
Access:			
Provincial Highway # _____			
Municipal Road	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Internal Subdivision Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Undeveloped Road Allowance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Private Road (i.e. Condominium)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (specify) _____			
Services:			
Water Supply			
Municipally owned and operated piped water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____			
Sewage Disposal			
Municipally owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____			
Storm Drainage			
Municipal Sewers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ditches	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Swales	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Additional Information (Based on Proposed Development)
 2 Copies of Site Plan Attached? yes no
 Drainage Plan/Elevations Included? yes no
 Will you be applying for a Building Permit? yes no
 Will you be applying for a Business License? yes no

Lot Width:	<u>144' feet</u>	Lot Depth:	<u>85' feet</u>
Lot Area:	<u>12,240² feet</u>	New Construction Area (ft ²):	<u>3000² feet</u>
Lot Coverage By New Construction (%):	<u>25%</u>	Total Site Coverage (%):	<u>25%</u>
Number of Loading Spaces:	_____	Building Height:	<u>20'</u>
Driveway Width:	<u>2x 48'</u>	Landscaped Open Space (%):	<u>15%</u>
Number of Units:	<u>4</u>	No. Off Street Parking Spaces:	<u>8</u>

Estimated Commencement Date: MAY 2016 Estimated Completion Date: JULY 2016

Application Fee: _____ Construction Value \$: _____

NOTE: THIS DEVELOPMENT PERMIT APPLICATION WILL NOT BE ACCEPTED UNLESS THE APPROPRIATE FEE IS SUBMITTED WITH THE APPLICATION.

The personal information provided as part of this application is collected under Section 303 and 295 of the Municipal Government Act and in accordance with Section 32(c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, Land Use Bylaw enforcement and property assessment purposes. The name of the permit holder and the nature of the permit are available to the public upon request. If you have any questions about the collection or use of the personal information provided, please contact the Town of Taber FOIP Coordinator at A4900 - 50th Street, Taber, Alberta T1G 1T1 or phone (403) 223-5500.

I swear/ affirm the information contained in this application is true to the best of my knowledge, and that no further progress will occur on the development until a decision on the permit has been rendered.

Signature of Applicant or Agent: [Signature] Print Name KEVIN ELVIND

Letter of Authorization from Registered Owner or Signature of Registered Owner (if different from Applicant): _____ Print Name _____

In addition to the foregoing, the Development Officer may require any or all of the following information in duplicate:

1. Building Plans, Showing:

- a) current copy (within 3 months) of the title as registered by Alberta Land Titles
- b) floor plans
- c) elevations
- d) exterior finishing materials

2. Site Plans, Showing:

- a) north arrow
- b) legal description of the site
- c) easements, utility right-of-ways, and encumbrances
- d) location of abutting roads, lanes, sidewalks/curbs and parcel lines
- e) the dimensions and relationship to property lines of all existing and proposed buildings
- f) outlines of roof overhangs on all buildings
- g) proposed grades, corner elevations, contours and on-site drainage
- h) lot type: interior _____ corner through _____
- i) off-street parking and loading facilities
- j) access to and from the site
- k) proposed exterior finishing materials for all buildings
- l) garbage and storage areas with fencing and screening
- m) landscaping plans illustrating location and approximate dimensions of all existing and proposed trees, shrubs, parks, playgrounds, etc.
- n) other pertinent material

3. For Industrial, Institutional, Commercial or Multi-Family Residential Uses:

- a) location
- b) type or use
- c) size of buildings
- d) number of employees (if applicable)
- e) estimated water demand and anticipated source
- f) transportation routes to be used (rail and road)
- g) reason for specific location
- h) any ancillary work required (pipeline, railway spurs, etc.)
- i) location and nature of proposed lighting and signage
- j) landscaping plans illustrating location and approximate dimensions of all existing and proposed trees, shrubs, and other landscaping features proposed
- k) parking lot plan, illustrating the proposed location, layout and surface treatment of the parking area, including the size and number of parking stalls, also noting the location, size and number of handicapped stalls.

4. Additional Information:

- a) for moved in buildings, photographs of the building, and building inspection report
- b) architectural control compliance letter signed by the developer indicating the aesthetics and materials conform to the controls in place in the area.
- c) Any other additional information as deemed necessary

PLOT PLAN OF LOT 26, BLOCK 19, PLAN 5365L

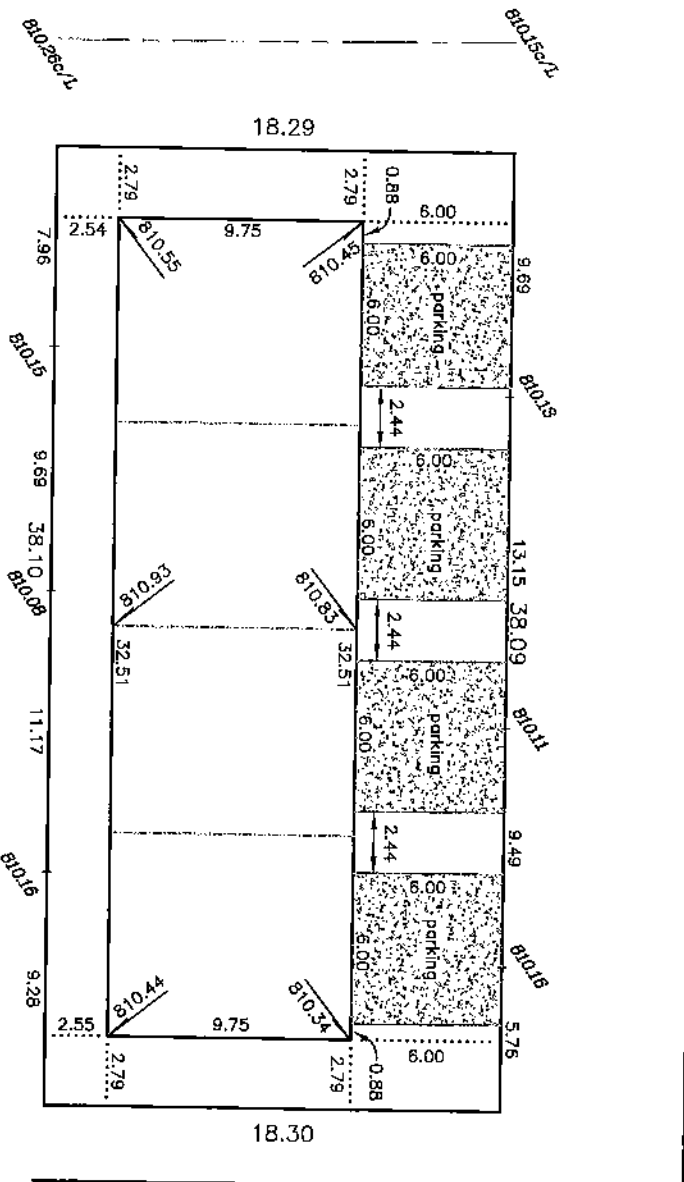
RTK RANCHES LTD.

5324 - 56TH STREET, TABER



810.07@b.o.w.

54TH AVENUE



810.17@b.o.w.

809.94@b.o.w.

56TH STREET

NOTE:
A retaining wall will be required in order to achieve positive slope to the front and rear of the property without adversely affecting the neighboring property.

b.o.w. stands for back of walk
Suggested grade at house shown thus... $9.34.00$

Existing Grades shown thus... $9.98.00$

Distance are in metres and decimals thereof
Lot Area: 696.9 sq.meter 7501.1 sq.feet
Building Area: 317.4 sq.meter 3416.0 sq.feet
Sanitary Sewer Invert to be verified by contractor prior to construction

Drawn: CS Checked: KM Scale: 1 : 300 (metric)
Date: March 14, 2016 File: J3187

810.17@b.o.w. brown okamura & associates ltd.
P.O. BOX 655 - 514 Stafford Drive N., Lethbridge, Alberta T1J 3Z4

INSPECTION REPORT

Discipline: Building

Page ____ of ____

Permit #: _____

Applicant Name/Address: WADES HOUSE MOVING Owner Name/Address: _____

TABER ALTA

Postal Code: _____

Postal Code: _____

Project Location: Municipality: WARNER Lot/Block/Plan: Lot _____ Block _____ Plan _____

Legal Subdivision: Part of _____ Sec. _____ Twp. _____ Rge. _____ W. of _____

Description of Work Project Type:

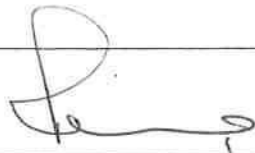
STRUCTURAL INSPECTION OF 6 PLEX AT NEW ROCK PORT COLONY
WARNER, FOR MOVING TO A NEW LOCATION.

Site Inspection Report: Date: 6 APRIL 2016

Notes/Observations/Deficiencies/Unsafe Conditions (attach additional pages if required):

- ① THIS 6 PLEX IS STRUCTURALLY SOUND, THE WALLS ARE STRAIGHT AND THE ROOF IS LEVEL, THE ROOF IS METAL
- ② THE WINDOWS AND DOORS ARE IN EXCELLENT CONDITION
- ③ THE SIDING & SOFFITS ARE IN GOOD CONDITION.
- ④ THE INTERIORS ARE IN GOOD CONDITION WITH NO SIGNS OF WATER DAMAGE, THE INTERIOR WALLS ARE FINISHED WITH PANEL WOOD BOARDS.
- ⑤ THE FLOORS ARE LEVEL AND SUPPORTED BY 2x10" AND IN GOOD CONDITION.
- ⑥ THE BEAMS & RIM JOISTS ARE IN GOOD CONDITION.

Inspected by: ROGER MILES
. name (print or type)


Signature

2316
Designation #









Development Authority Request for Decision

Meeting Date: May 16, 2016	
Subject: Building Permit Statistics - April 2016	
Recommendation:	That the Municipal Planning Commission accepts the April Building Permit Statistics as information.
Background:	Building Permit Statistics for the month of April has been compiled and are attached.
Legislation / Authority:	Bylaw 1-356(14)(j)
Strategic Plan Alignment:	N/A
Financial Implication:	N/A
Service Level / Staff Resource Implication:	The building permit statistics is a requirement for the Planning and Economic Development department.
Justification:	The statistical records are an important tool to monitor building activity within the Town of Taber.
Alternative(s):	Alternative #1: That the Municipal Planning Commission does not accept the Building Permit Statistics for the month of April as information.
Attachment(s):	Building Permit Statistics Package - April 2016



APPROVALS:	
Originated By:	Katie Tyo
Chief Administrative Officer (CAO) or Designate:	



TOWN OF TABER

BUILDING PERMIT STATISTICS

Apr-16

	2016 APRIL			2015 APRIL		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	2	2	584,520	2	2	284,720
2 FAMILY DWELLING						
SEMI DETACHED DWELLING				2	2	299,890
MULTI FAMILY DWELLING				1	4	114,333
RESIDENTIAL ADDITIONS & ACCESS.	1		11,000	3		42,050
GARAGES & CARPORTS	1		16,620	2		38,600
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER				2		10,000
NEW INDUSTRIAL						
INDUSTRIAL ADDITIONS/ALTER						
NEW INSTITUTIONAL						
INSTITUTIONAL ADDITIONS/ALTER				1		5,000
MOBILE HOME PARK						
DEMOLITIONS				1		5,000
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS						
	4	2	612,140	14	8	799,593

	2016 YEAR TO DATE (04 2016)			2015 YEAR TO DATE (04 2015)		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	6	6	1,777,110	5	5	777,700
2 FAMILY DWELLING						
SEMI DETACHED DWELLING	1	2	520,000	2	2	299,890
MULTI FAMILY DWELLING				1	4	114,333
RESIDENTIAL ADDITIONS & ACCESS.	5		105,890	8		209,710
GARAGES & CARPORTS	3		60,180	4		101,600
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER	2		405,000	2		10,000
NEW INDUSTRIAL				2		778,900
INDUSTRIAL ADDITIONS/ALTER				4		87,128
NEW INSTITUTIONAL	2		2,462,560			
INSTITUTIONAL ADDITIONS/ALTER				4		105,500
MOBILE HOME PARK						
DEMOLITIONS	2		10,000	2		10,000
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS	3		0			
	24	8	5,340,740	34	11	2,494,761

April 2016 Month End Approved Permits Construction Values

Permit #	Issued Date	Classification	Description	Status	Roll #	Owner	Contractor	Address		Construction Cost
138	27/04/2016	RES	SF DWELL	Approved	6149200	STONEHOUSE, SIDNEY D.	STONEHOUSE, SIDNEY D.	4930	62 AVE.	383,760.00
160018	13/04/2016	RES-D	GARAGES	Approved	6146150	KARL, MATTHEW C.	KARL, MATTHEW C.	4610	PROMINENCE PLACE	16,620.00
9160017	13/04/2016	RES	SF DWELL	Approved	5142260	SUNLAND VENTURES INC.	GENICA DEVELOPMENT (ALBERTA) LTD.	7	WESTVIEW PLACE	200,760.00
9160021	13/04/2016	RES	RES ADDS	Approved	5343003	1338768 ALBERTA LTD.	1338768 ALBERTA LTD.	5300	43 ST.	11,000.00

612,140.00

Town of Taber Building Permits April 2016

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0138 15 MU	27-Apr-16	SIDNEY D. STONEHOUSE	SAME	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
4930 62 AVE		NEW SINGLE FAMILY DWELLING	\$383,760.00	6149200

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0010 16 MU	13-Apr-16	MATTHEW C. KARL	SAME	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
4610 PROMINENCE PLACE		GARAGE	\$16,620.00	6146150

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0017 16 MU	13-Apr-16	SUNLAND VENTURES INC.	GENICA DEVELOPMENT LTD.	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
7 WESTVIEW PLACE		NEW SINGLE FAMILY DWELLING	\$200,760.00	5142260

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0021 16 MU	13-Apr-16	1338768 ALBERTA LTD.	SAME	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
5300 43 ST		RESIDENTIAL ADDITION	\$11,000.00	5343003